

126.A

0006

0010.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

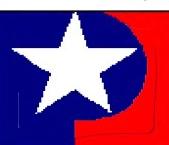
897,300 / 897,300

USE VALUE:

897,300 / 897,300

ASSESSED:

897,300 / 897,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
10		FIELD RD, ARLINGTON

**OWNERSHIP**

Owner 1: GABRIELLI ANTONELLA &amp; JACLYN A

10

Owner 2:

Owner 3:

Street 1: 10 FIELD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: LYONS SEAN -

Owner 2: -

Street 1: 6 DUDLEY COURT

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2016, having primarily Vinyl Exterior and 3001 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrooms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8320																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	897,300			897,300		318891
							GIS Ref
							GIS Ref
							Insp Date
							08/21/18

PREVIOUS ASSESSMENT								Parcel ID	126.A-0006-0010.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	880,600	0	.	.	880,600	880,600	Year End Roll	12/18/2019
2019	102	FV	854,200	0	.	.	854,200	854,200	Year End Roll	1/3/2019
2018	102	FV	773,500	0	.	.	773,500	773,500	Year End Roll	12/20/2017

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYONS SEAN,	68525-357		12/5/2016		820,000	No	No		Master Deed 68510:474

BUILDING PERMITS												ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name						
8/21/2018										Measured	DGM	D Mann						
8/21/2017										NEW CONDO	DGM	D Mann						

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

**EXTERIOR INFORMATION**

Type:	8 - Condo TnHs.	
Sty Ht:	2T - 2 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

Other Fixture = Jacuzzi Tub.

**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	2016
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

**OTHER FEATURES**

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6 BRs: 3 Baths: 2 HB: 1	

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	1.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.8	%

**CALC SUMMARY**

Basic \$ / SQ:	245.00
Size Adj.:	0.69993335
Const Adj.:	1.04989493
Adj \$ / SQ:	180.040
Other Features:	53050
Grade Factor:	1.10
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	913759
Depreciation:	16448
Depreciated Total:	897311

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	277.26
Special Features:	0	Val/Su Net:	299.00
Final Total:	897300	Val/Su SzAd:	299.00

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

**PARCEL ID**

126.A-0006-0010.0

Total:

Total Special Features:

Total Yard Items:

More: N

**SKETCH**UnSketched SubAreas:  
GLA: 3001,**REMODELING****RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**Totals**

1 6 3

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value
GLA	Gross Liv Ar	3,001	180.040	540,300

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area: 3,001 Total: 540,300

Size Ad 3001 Gross Are 3001 FinArea 3001

**AssessPro Patriot Properties, Inc****IMAGE**